| 111.0 | 0002 | 0020.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 346,400 / 346,400 |
| | | | | | USE VALUE: | 346,400 / 346,400 |
| | | | | | ASSESSED: | 346,400 / 346,400 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 36 | | WRIGHT ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | DEFRANCISCO SANDRA |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 36 WRIGHT ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | TOWN OF ARLINGTON - |
| Owner 2: | - |
| Street 1: | 730 MASS AVENUE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 8,250 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1918, having primarily Vinyl Exterior and 1154 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 8250.000 | 112,800 | | 233,600 | 346,400 |
| Total Card | 0.189 | 112,800 | | 233,600 | 346,400 |
| Total Parcel | 0.189 | 112,800 | | 233,600 | 346,400 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 300.17 | /Parcel: 300.1

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 70559
**GIS Ref**
**GIS Ref**
**Insp Date** 09/26/18

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 111.0-0002-0020.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 112,800 | 0 | 8,250. | 233,600 | 346,400 | 346,400 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 102,000 | 0 | 8,250. | 230,300 | 332,300 | 332,300 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 95,200 | 0 | 8,250. | 176,900 | 272,100 | 272,100 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 95,200 | 0 | 8,250. | 166,900 | 262,100 | 262,100 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 95,200 | 0 | 8,250. | 153,500 | 248,700 | 248,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 89,700 | 0 | 8,250. | 143,500 | 233,200 | 233,200 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 89,700 | 0 | 8,250. | 132,200 | 221,900 | 221,900 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 89,700 | 0 | 8,250. | 132,200 | 221,900 | 221,900 | | 12/13/2012 |

!8626!

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 23:10:42 |

**LAST REV**

| Date | Time |
|---|---|
| 10/02/18 | 08:54:18 |

apro

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8626

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| TOWN OF ARLINGT | 40282-268 | | 8/1/2003 | Involved Gov | 175,000 | No | No | | LOW INCOME HOUSING |
| CONNELL WILLIAM | 27548-407 | | 8/4/1997 | | 360,000 | No | No | | R |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 70559 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 5/1/2003 | 315 | Inter-De | 44,000 | C | | | | INT DEMO & RENO, A |
| 4/30/2002 | 353 | Foundati | 10,000 | C | | | | NEW FOUNDATION |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 9/26/2018 | MEAS&NOTICE | CC | Chris C |
| 3/31/2009 | Measured | 197 | PATRIOT |
| 3/16/2004 | Other Change | BR | B Rossignol |
| 10/8/2003 | Grth 4 | BR | B Rossignol |
| 2/3/2000 | Unoccpied | 197 | PATRIOT |
| 11/28/1994 | | MS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 8250 | | Sq. Ft. | Site | | 0 | 70. | 0.40 | 6 | | | Restric | -50 | | | | | 233,625 | | | | | | 233,600 | |

Total AC/HA: 0.18939 | Total SF/SM: 8250 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 233,625 | Spl Credit | Total: 233,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 1T - 1 & 3/4 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BEIGE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1918 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G4 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | X - Restricted | 45. | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 62.05 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 175.482 |
| Other Features: | 55000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 297231 |
| Depreciation: | 184432 |
| Depreciated Total: | 112799 |

## COMMENTS

SOLD TO T/O/A 8/4/97 NOW EXEMPT....HOUSE MOVED TO LOT 21 AND LOT SUBDIVIDED TO 8250 SF AND SOLD TO DEFRANCISCO 8/1/03...LOW INCOME...W/DEED RESTRICTIONS. TOA RETAINS LOT 20 AND REMAINDER OF LOT 21..

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 4 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

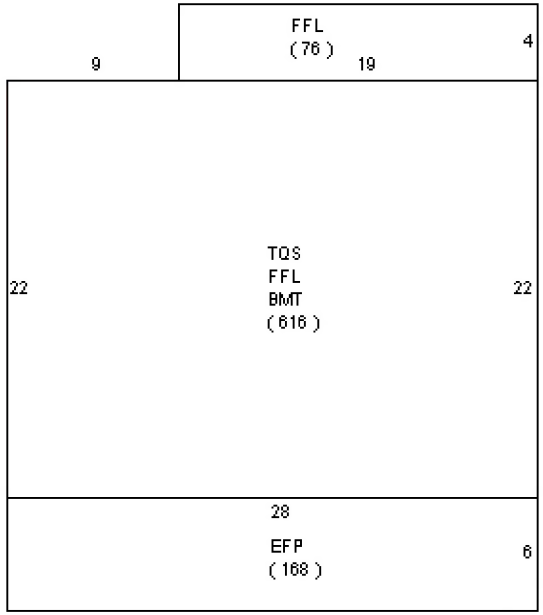
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 4 | |
| Totals | | | |
| 1 | 7 | 4 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 175.48 |
| Special Features: | 0 | Val/Su Net: | 58.20 |
| Final Total: | 112800 | Val/Su SzAd | 97.75 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 692 | 175.480 | 121,434 |
| BMT | Basement | 616 | 52.640 | 32,429 |
| TQS | 3/4 Story | 462 | 175.480 | 81,073 |
| EFP | Enclos Porch | 168 | 43.430 | 7,296 |

| Net Sketched Area: | 1,938 | Total: | 242,232 |
|---|---|---|---|
| Size Ad | 1154 | Gross Are | 2092 | FinArea | 1154 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

111.0-0002-0020.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 120 | A | AV | 1999 | 0.00 | T | 16 | 101 | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|